

SPENCE WILLARD



Willow House, Church Road, Binstead, Isle Of Wight, PO33 3TB

An elegant period family home refurbished to a high standard and set within a large garden, with easy access to Ryde Independent School and ferry links.

VIEWING

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Originating from 1865 this substantial home has excellently proportioned accommodation over three floors and has been comprehensively refurbished to a high standard in recent years, providing a blend of quality modern fittings with period features. This elegant accommodation has good ceiling heights and large windows with most principal rooms facing south. Attached to another house across a short section of the northern elevation. The gated drive provides ample parking with an adjacent double garage, with a large lawned garden beyond interspersed with mature trees forming an attractive setting.

The house is conveniently located for access to mainland ferry links, with the Fishbourne to Portsmouth car ferry, the Ryde to Portsmouth high speed ferry and the Ryde to Southsea hovercraft being about 2 miles away. Ryde has an extensive range of shops and restaurants, as well as a Marina and well-regarded Ryde Independent School. Wootton Creek provides further mooring facilities with the Royal Victoria Yacht Club. A footpath from the end of Church Road leads through woodland to the beach, whilst the coastal path provides walks around Quarr Abbey as well as across the golf course to Ryde.

Accommodation

Entrance Hall

An impressive panelled front door leads to a spacious entrance with polished oak flooring. Ornate fireplace. Video entry phone.

Drawing Room

A beautifully proportioned room with a polished oak floor, period fireplace with a wood burning stove. French doors lead to the garden and sash windows with shutters to the southern elevation.

Kitchen/Dining Room

A great family kitchen with freestanding handmade wooden kitchen furniture, painted in Farrow & Ball with solid maple work surfaces. Space for a range oven and extractor over, integral Neff dishwasher, twin butler sink and chrome mixer tap. Flagstone floor. With ample space for a large dining table and with French doors leading to the garden and sash windows providing ample natural light.

Utility

Plumbing and space for washing machine/dryer.

Cloakroom

W.C. and wash hand basin with mixer tap. Flagstone floor.

First Floor

Landing

Loft access.

Bedroom 1

A spacious south facing double bedroom with wide windows incorporating shutters, dressing area with hanging and shelving space.

Bathroom en suite

Large walk-in shower. Twin curved wash basins set on timber stand, WC, double ended bath with shower attachment. Limestone tiled floor with under floor heating, chrome heated towel rail.

Bedroom 2

A large double bedroom with built in cupboards and window shutters. Fireplace.

Bedroom 3

A twin aspect double bedroom overlooking the garden, fireplace.

Bedroom 4

A single bedroom overlooking the garden.

Family Bathroom

Roll top bath with shower mixer tap, wash basin, W.C. shower enclosure with deluge shower and separate hand shower, mosaic floor tiles with under floor heating, towel rail.

Lower Ground Floor

Guest Bedroom 5

A spacious double bedroom with built in cupboard and under floor heating.

Shower Room en-suite

Large walk-in shower area with deluge shower, wash basin, W.C. Chrome towel rail, porcelain tiled floor with under floor heating. Walk in wardrobe.

Study

Built in cupboards, recessed down lights.

Sitting Room

A versatile further reception room with French doors leading to the garden.

Boiler Room

New Vaillant gas boiler with twin direct hot water cylinders.

Outside

A pair of entrance gates, (wired in preparation for automation), with video entry phone open to a gravelled driveway with parking for several cars. There is a detached double garage with two 2 pairs of wooden doors, power, boarded storage area in loft.

There is a large south and west facing lawned garden with a range of mature trees, including a large Willow, a gravelled terrace ideal for outdoor dining and borders. External security sensor lighting and power.

Services

Mains water, electricity, drainage and gas. Gas fired central heating (with under floor heating to lower ground floor and bathrooms).

EPC Rating: C

Council Tax Band: G

Tenure: The property is offered Freehold

Postcode: PO33 3TB

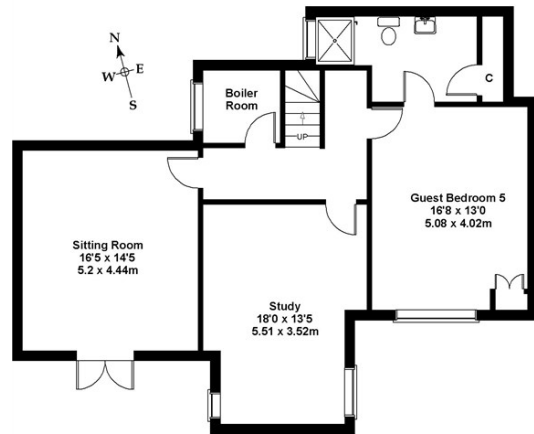
Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard



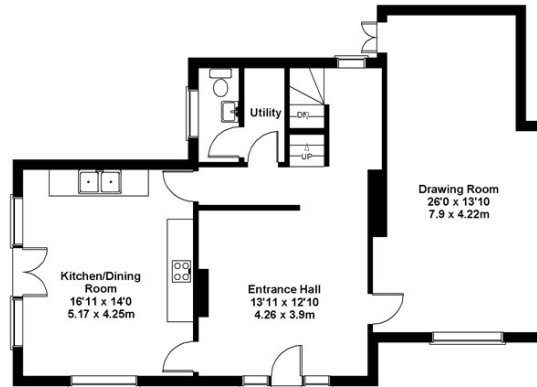


Willow House

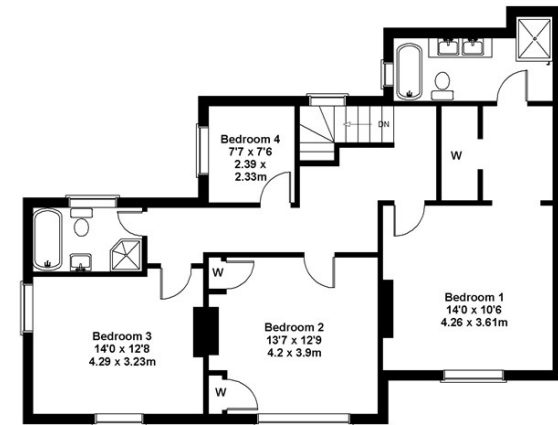
Approximate gross internal area 268 sq m - 2884 sq ft



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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